

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

468 Grimshaw Street, Bundoora Vic 3083

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$650,000 & \$715,000

Median sale price

Median price \$769,500 Property Type House Suburb Bundoora

Period - From 01/04/2020 to 31/03/2021 Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property		Price	Date of sale
1	24 Milton Pde BUNDOORA 3083	\$670,000	27/03/2021
2	44 Bendoran Cr BUNDOORA 3083	\$701,000	27/03/2021
3	138 Mcleans Rd BUNDOORA 3083	\$685,000	25/02/2021

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

25/05/2021 17:46



 3  1  3

Rooms: 8

Property Type: House (Res)

Land Size: 536 sqm approx

Agent Comments

Indicative Selling Price

\$650,000 - \$715,000

Median House Price

Year ending March 2021: \$769,500

Comparable Properties



24 Milton Pde BUNDOORA 3083 (REI/VG)

Agent Comments

 3  1  2

Price: \$670,000

Method: Auction Sale

Date: 27/03/2021

Property Type: House (Res)

Land Size: 409 sqm approx



44 Bendoran Cr BUNDOORA 3083 (REI)

Agent Comments

 3  2  2

Price: \$701,000

Method: Auction Sale

Date: 27/03/2021

Property Type: House (Res)

Land Size: 537 sqm approx



138 Mcleans Rd BUNDOORA 3083 (REI)

Agent Comments

 3  2  2

Price: \$685,000

Method: Sold Before Auction

Date: 25/02/2021

Property Type: House (Res)

Land Size: 555 sqm approx